

**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

Room 119

Tuesday, September 5, 2006

8:00 P.M.

Town Hall

PUBLIC HEARING

Continuation of Public Hearing regarding Coastal Site Plan Review #221, Flood Damage Prevention Application #240, Ann B. Lunn, 9 Contentment Island Road (open space parcel).

Proposing to construct a dock with fixed pile supported pier, access ramp and float and perform related site development activities within regulated areas. *WITHDRAWN ON 8/31/2006.*

Continuation of Public Hearing regarding Land Filling & Regrading Application #163, Mark

Raskopf, 60 Andrews Drive. Proposing to fill and regrade the front yard and construct an associated retaining wall, and perform related site development activities. *WITHDRAWN ON 9/1/2006.*

Land Filling & Regrading Application #166, Wood-Voorhees, LLC, 43 Raymond Street.

Proposing to remove 50+/- cubic yards of material from the front yard for garage access, build a new retaining wall and stairs, and extend the retaining wall in the rear of the property to extend the level ground and perform related site development activities. *HEARING POSTPONED UNTIL 9/26/2006.*

Land Filling & Regrading Application #167, Charles E. Carpenter, 15 Old Stone Road.

Proposing to place fill and regrade the back yard to create level area with associated support walls and perform related site development activities. The subject property is on the south side of Old Stone Road, approximately 600 feet west of its intersection with Leroy Avenue, and is shown on Assessor's Map #39 as Lot #39, in the R-1/3 Zone.

GENERAL MEETING

Mandatory Referral and Amendment of Special Permit Application #125, Darien Town Hall, 2 Renshaw Road.

Request for temporary storage of construction materials within the Town Hall parking lot by CL&P, and approval of the associated Memorandum of Understanding (lease).

Discussion and deliberations only on the following four items:

Amendment to the Zoning Map/Change of Zone, Business Site Plan #246/Special Permit, Darien Library, Inc., 1441 Boston Post Road.

Proposing to apply the Municipal Use (MU) floating zone and construct a new Darien Library with associated parking and landscaping on the properties formerly occupied by Splash Car Wash and Century Gas Station and perform related site development activities. *DECISION DEADLINE: SEPTEMBER 21, 2006.*

Business Site Plan #156-B, Darien-Rowayton Bank, 1003 Boston Post Road.

Proposing to raze the existing buildings at 995 and 1003 Boston Post Road and construct a new building with related landscaping, open space plaza and parking, and to perform related site development activities. A shared parking agreement with 2 Squab Lane and 975 and 987 Boston Post Road is proposed. *DECISION DEADLINE: SEPTEMBER 30, 2006.*

Business Site Plan #124-F, Dolcetti, Inc., 975 and 987 Boston Post Road. Proposing to raze the existing building formerly occupied by the Compleat Angler at 987 Boston Post Road, and to construct additions and alterations to the existing building at 975 Boston Post Road with related open space plaza, landscaping and parking and perform related site development activities. A shared parking agreement with 2 Squab Lane and 1003 Boston Post Road is proposed. *DECISION DEADLINE: SEPTEMBER 30, 2006.*

Business Site Plan #136-B, Daniel & Phillip Dolcetti, 2 Squab Lane. Proposing to raze the existing building at 2 Squab Lane and construct a new building with related “monumental stair plaza” and landscaping and perform related site development activities. A shared parking agreement with 1003 Boston Post Road and 975 and 987 Boston Post Road is proposed. *DECISION DEADLINE: SEPTEMBER 30, 2006.*

Discussion, deliberations, and possible decisions on the following:

Special Permit Application #242, Mary Kay Kosnik, 50 Horseshoe Road. Proposing to construct a tennis court and perform related site development activities. *HEARING CLOSED ON 6/27/2006.*

Land Filling & Regrading Application #164, DaCunha Builders, LLC, 48 Hillside Avenue. Proposing to remove earth from back yard, flatten and create more yard space; add fill in the south side yard; install drainage; and perform related site development activities.

Modification of Business Site Plan #31-D, Rocco Palmer, Noroton Heights Shopping Center, Heights Road, DC Zone.

Request to modify entrances and exits on both Hollow Tree Ridge Road and Heights Road; close an existing curb cut on Heights Road; change traffic flow patterns within the existing development; and add a new sidewalk along Heights Road.

Discussion and deliberations only, if the public hearing has been closed:

Land Filling & Regrading Application #167, Charles E. Carpenter, 15 Old Stone Road. Proposing to place fill and regrade the back yard to create level area with associated support walls and perform related site development activities.

Mandatory Referral, Ledge Road/Boston Post Road intersection improvements.

Proposed improvements to Ledge Road, near its intersection with Boston Post Road.

Amendment of Business Site Plan #90-K, Pear Partners, LLC, 1077 Boston Post Road, CBD Zone. Request for extension of time to commence project.

Approval of Minutes

February 28, 2006	Public Hearing
April 4, 2006	General Meeting/Public Hearing
June 27, 2006	General Meeting/Public Hearing

Discussion of SWRPA Representation

Any Other Business (Requires two-thirds vote of Commission)

ADJOURN.